

**TRANSFER
TAX
PAID**

**WARRANTY DEED
Statutory Short Form**

32-64-10
#04002

SUSAN R. ABBE, TRUSTEE OF THE SUSAN R. ABBE TRUST under agreement dated June 26, 1991, of 6075 Shore Boulevard South, #415, Gulf Port, FL 33707, for consideration paid, grant and convey to **GAVIN B. SMITH** of 11 Martin Avenue, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

The unit known and designated as Unit 205 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, Maine, as shown on the Condominium Plat by Webster Baldwin Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in the Kennebec County Registry of Deeds in Book 2769, Page 33, and the same is incorporated by reference herein, together with the First Amendment to this Declaration dated February 18, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2914, Page 265; as amended by Second Amendment dated July 7, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3189, Page 42; as further amended by Third Amendment dated November 5, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3272, Page 165; as further amended by Fourth Amendment dated May 14, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5947, Page 27. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) as Exhibit D to the Declaration are recorded in the Kennebec County Registry of Deeds in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016, and #E-85017, together with a revised plan dated January 17, 1986, and recorded in File #E-86020.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations, and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Susan R. Abbe, Trustee of the Susan R. Abbe Trust under agreement dated June 26, 1991, by Quitclaim Deed from Susan R. Abbe dated August 12, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7581, Page 305.

② M O B. S.

32-64-10

In Witness Whereof, **SUSAN R. ABBE, TRUSTEE OF THE SUSAN R. ABBE TRUST**
under agreement dated June 26, 1991, has caused this instrument to be signed this
30th day of August, 2004.

Signed, Sealed and Delivered
in the presence of:

SUSAN R. ABBE TRUST under
agreement dated June 26, 1991

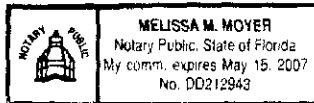
By Susan R. Abbe
Its Trustee

STATE OF FLORIDA
COUNTY OF Pinellas

Dated: 8/30, 2004

Then personally appeared the above named Susan R. Abbe, Trustee of the
Susan R. Abbe Trust under agreement dated June 26, 1991, and acknowledged the
foregoing instrument to be her free act and deed in her said capacity and the free act
and deed of said Trust.

Before me,



Melissa Moyer
Notary Public
Print
Name: Melissa Moyer

Received Kennebec SS.
09/18/2004 0:36AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS